

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

VAR-35745 - VARIANCE - PUBLIC HEARING - APPLICANT/OWNER: DARRELL R. PARSONS AND KATHRYN L. LENHART - Request for a Variance TO ALLOW A 20-FOOT FRONT YARD SETBACK WHERE 50 FEET IS THE MINIMUM REQUIRED FOR A PROPOSED SINGLE FAMILY DETACHED DWELLING on a portion of 3.3 acres at 5300 Solar Avenue (APN 125-13-801-006), R-E (Residence Estates) Zone, Ward 6 (Ross)

P.C.: FINAL ACTION (Unless Appealed Within 10 Days)

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

7

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

2

City Council Meeting

0

RECOMMENDATION:

DENIAL

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Photos
5. Justification Letter
6. Protest/Support Postcards
7. Submitted after Final Agenda – Protest Postcards
8. Submitted after Meeting – Recordation Notice of Planning Commission Action and Conditions of Approval

Motion made by BYRON GOYNES to Approve subject to conditions

Passed For: 5; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 2

VICKI QUINN, BYRON GOYNES, RICHARD TRUESDELL, STEVEN EVANS, GUS FLANGAS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-KEEN ELLSWORTH, GLENN TROWBRIDGE)

Minutes:

VICE CHAIR TRUESDELL declared the Public Hearing open.

STEVE SWANTON, Planning and Development, indicated that the subject site contains three residential lots under common ownership. The applicant is proposing to place a manufactured

PLANNING COMMISSION MEETING OF: OCTOBER 8, 2009

single-family home on the center lot 20 feet from the property line where the R-E (Residential Estates) District requires a 50-foot setback. Staff recommended denial as the lot itself does not hinder placement of the structure, such that Title 19 requirements cannot be met. If denied, the dwelling cannot be placed on the property in the location proposed.

KATHRYN LENHART stated that locating the manufactured home on the proposed lot would complement the area, as it would match the existing home. She indicated that DARRELL PARSONS would be residing in the home, and placing the home within the requested setback would allow MR. PARSONS to enjoy the existing trees and backyard. This location would make the home more aesthetically pleasing without removing the existing trees.

MS. LENHART explained for COMMISSIONER GOYNES that she resides in the existing home and remodeled its interior. On a map she showed where the manufactured house would be located. The surrounding neighbors do not oppose her request because they feel it would improve the property.

COMMISSIONER EVANS asked why she is not placing the manufactured home within the appropriate setbacks. MS. LENHART replied that the other parcel is a horse arena. By placing the house near the existing home, would enable MR. PARSONS to enjoy the existing trees and backyard.

CHARLES LENHART discussed with VICE CHAIR TRUESDELL that the manufactured home would be on a separate lot. They want to enhance the overall value of the property.

COMMISSIONER GOYNES confirmed with MR. SWANTON that staff's recommendation for denial was because the applicant could meet the setback requirements given the size of the property.

VICE CHAIR TRUESDELL stated that the request may meet the applicant's need, but the houses are squeezed next to each other creating a setback issue. MS. LENHART replied there is quite a bit of space on the one acre. The houses are quite a distance away from one another and they technically sit on separate lots.

MS. LENHART confirmed for COMMISSIONER GOYNES that she does not intend to place a third house on the lot. The remainder of the site will be designed for horses.

VICE CHAIR TRUESDELL declared the Public Hearing closed.